

**Public Hearing Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: May 13, 2004 7:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

Agenda for the City Planning Board Public **Hearing** to be held at **7:00 p.m.** on
Thursday, May 13, 2004 with a **Limited Business Meeting** to follow the Public Hearing
in the Aldermanic Chambers, third floor, City Hall, One City Hall Plaza

I. PUBLIC HEARINGS:

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications (with the exception of SP-06-2004 and CU-07, 2004, which have been continued from April) and conduct a Public Hearing.

A motion would be in order to accept the applications

Subdivision, Site Plan, Planned Development and Conditional Use Permit Applications (See Enclosed):

1. S-21-2003 Property located at 265 Glen Forest Drive (TM 506A-Lot 5B), an application to subdivide property to create seven (7) single family building lots - Verres Financial Corp.
Public Hearing: 05/13/2004
Deadline for Action: 07/08/2004
2. S-16-2004 Property located on Brown Avenue (TM 712, Lot 2 & 3), an application to consolidate property and subdivide to create a 3.78 acre lot and an 8.68 acre lot - Vailas – King for Peter King Irrevocable Trust
Public Hearing: 05/13/2004
Deadline for Action: 07/08/2004
3. S-17-2004 Property located at 1366 Beech Street, an application to subdivide property to create
a lot of 32,799 sq. ft., and a building lot of 22,364 sq. ft. – Gregory Barrett
Public Hearing: 05/13/2004
Deadline for Action: 07/08/2004
4. S-18-2004 Property located at 85 Batchelder Street, an application to subdivide property to create one building lot – Paul & Anastasia Lalos
Public Hearing: 05/13/2004
Deadline for Action: 07/08/2004

5. S-19-2004 Property located at 40 Cascade Circle, an application to subdivide TM 718, Lot 6 and consolidate Parcel "A" (3,550 sq. ft.) with property at 40 Cascade Circle (TM 718, Lot 7D) – Gary & Pachareeya Carkin Trustees
Public Hearing: 05/13/2004
Deadline for Action: 07/08/2004
6. S-20-2004 Property located at 238 Pearl Street & 8 Oak Street, an application to subdivide property and consolidate Parcel "A" (1,500 sq. ft.) with property at 238 Pearl Street – Kieffer Family Rev. Trust & George and Marjorie Kelley
Public Hearing: 05/13/2004
Deadline for Action: 07/08/2004
7. SP-06-2004 Property located at 2405 Brown Avenue, an application for site plan approval for the construction of a 2,400 sq. ft. restaurant (Dunkin Donuts) with drive-thru window, and on-site parking – Konstantine Scrivanos
Public Hearing Held: 04/08/2004
Public Hearing Continued: 05/13/2004
Deadline for Action: 06/10/2004
8. SP-09-2004 Property located at 15 School Street, an application for site plan approval for the construction of a 3,800 sq. ft. one story social club – The Raphael Social Club, Inc.
Public Hearing: 05/13/2004
Deadline for Action: 07/08/2004
9. SP-10-2004 Property located at 27 Sagamore Street, an application for site plan approval for renovation of an existing building to professional dental office, the construction of a paved parking lot, and landscape improvements – Mark G. Hochberg, DMD, PLLC
Public Hearing: 05/13/2004
Deadline for Action: 07/08/2004
10. SP-11-2004 Property located at 3 Country Club Drive, an application for site plan approval for the construction of a 3 story, 18 unit senior housing facility with garage, surface parking and landscape improvements – Construction, Planning & Management, Inc
Public Hearing: 05/13/2004
Deadline for Action: 07/08/2004
11. CU-7-2004 Property located at 1065 Hanover Street, an application for a conditional use permit to occupy a building and portion of the property with a towing business, including outside storage of vehicles – Precision Towing
Public Hearing Held: 04/08/2004
Public Hearing Continued: 05/13/2004
Deadline for Action: 06/10/2004

12. CU-15-2004 Property located at 33 Elm Street (Sausage Heaven), an application for a conditional use permit for food preparation (proposal includes outside dining). – Marc Rousseau
Public Hearing: 05/13/2004
Deadline for Action: 07/08/2004
13. CU-16-2004 Property located at 33 Elm Street (Sausage Heaven), an application for a conditional use permit to allow alternative parking, per Section, 10.02 D-4 of the zoning ordinance (modification of previously approved CU-03-2003) – Marc Rousseau
Public Hearing: 05/13/2004
Deadline for Action: 07/08/2004

II. LIMITED BUSINESS MEETING (Regulatory Matters):

[Current Matters]

14. S-16-2004 Property located on Brown Avenue (TM 712, Lot 2 & 3), an application to consolidate property and subdivide to create a 3.78 acre lot and an 8.68 acre lot - Vailas – King for Peter King Irrevocable Trust
Public Hearing: 05/13/2004
Deadline for Action: 07/08/2004
15. S-17-2004 Property located at 1366 Beech Street, an application to subdivide property to create
a lot of 32,799 sq. ft., and a building lot of 22,364 sq. ft. – Gregory Barrett
Public Hearing: 05/13/2004
Deadline for Action: 07/08/2004
16. S-18-2004 Property located at 85 Batchelder Street, an application to subdivide property to create one building lot – Paul & Anastasia Lalos
Public Hearing: 05/13/2004
Deadline for Action: 07/08/2004
17. S-19-2004 Property located at 40 Cascade Circle, an application to subdivide TM 718, Lot 6 and consolidate Parcel “A” (3,550 sq. ft.) with property at 40 Cascade Circle (TM 718, Lot 7D) – Gary & Pachareeya Carkin Trustees
Public Hearing: 05/13/2004
Deadline for Action: 07/08/2004
18. S-20-2004 Property located at 238 Pearl Street & 8 Oak Street, an application to subdivide property and consolidate Parcel “A” (1,500 sq. ft.) with property at 238 Pearl Street – Kieffer Family Rev. Trust & George and Marjorie Kelley
Public Hearing: 05/13/2004
Deadline for Action: 07/08/2004
19. CU-07-2004 Property located at 1065 Hanover Street, an application for a conditional use permit to occupy a building and portion of the property with a towing business, including outside storage of vehicles – Precision Towing
Public Hearing: 04/08/2004
Public Hearing Continued: 05/13/2004
Deadline for Action: 06/10/2004

20. CU-15-2004 Property located at 33 Elm Street (Sausage Heaven), an application for a conditional use permit for food preparation (proposal includes outside dining). – Marc Rousseau
Public Hearing: 05/13/2004
Deadline for Action: 07/08/2004
21. CU-16-2004 Property located at 33 Elm Street (Sausage Heaven), an application for a conditional use permit to allow alternative parking, per Section, 10.02 D-4 of the zoning ordinance (modification of previously approved CU-03-2003) – Marc Rousseau
Public Hearing: 05/13/2004
Deadline for Action: 07/08/2004

III. Other Business Items: